060.0	0006	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	827,200	/	827,200
USE VALUE:	827,200	/	827,200
ASSESSED:	827,200	/	827,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56	-58	WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	56-58 WESTMINSTER AVENUE LLC
Owner 2:	
Owner 3:	
Street 1:	637 EAST STREET
Street 2:	
Twn/City:	CARLISLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	01741 Type:

PREVIOUS OWNER

Owner 1:	SULLIVAN WILLIAM H JR -
Owner 2:	-
Street 1:	637 EAST STREET
Twn/City:	CARLISLE
St/Prov:	MA Cntry:
Postal:	01741

NARRATIVE DESCRIPTION

This parcel contains 7,260 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1950, having primarily Vinyl Exterior and 1900 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7260.000	380,700		446,500	827,200
Total Card	0.167	380,700		446,500	827,200
Total Parcel	0.167	380,700		446,500	827,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.37 | /Parcel: 435.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

40039

GIS Ref

GIS Ref

Insp Date

09/15/18

!5274!

PREVIOUS ASSESSMENT

Parcel ID 060.0-0006-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	380,800	0	7,260.	446,500	827,300	827,300	Year End Roll	12/18/2019
2019	104	FV	332,200	0	7,260.	440,100	772,300	772,300	Year End Roll	1/3/2019
2018	104	FV	332,200	0	7,260.	338,000	670,200	670,200	Year End Roll	12/20/2017
2017	104	FV	311,700	0	7,260.	318,900	630,600	630,600	Year End Roll	1/3/2017
2016	104	FV	311,700	0	7,260.	293,400	605,100	605,100	Year End	1/4/2016
2015	104	FV	260,400	0	7,260.	274,300	534,700	534,700	Year End Roll	12/11/2014
2014	104	FV	260,400	0	7,260.	252,600	513,000	513,000	Year End Roll	12/16/2013
2013	104	FV	270,700	0	7,260.	252,600	523,300	523,300		12/13/2012

PRINT

Date	Time
12/10/20	20:11:05

LAST REV

Date	Time
02/26/20	09:13:42

danam

5274

USER DEFINED

Prior Id # 1:	40039
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN WILLIA	60892-508		1/3/2013	Convenience	1	No	No		
	12569-721		12/20/1973			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2019	1771	Inter Fi	105,000	C				
10/31/2019	1772	Inter Fi	105,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
3/23/2009	Measured	372	PATRIOT
1/13/2000	Mailer Sent		
1/11/2000	Measured	163	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7260		Sq. Ft.	Site		0	70.	0.88	6									446,459						446,500	

Total AC/HA:	0.16667	Total SF/SM:	7260	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	446,459	Spl Credit		Total:	446,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.20263159
Const Adj.:	0.98000199
Adj $ / SQ:	165.001
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467735
Depreciation:	86999
Depreciated Total:	380736

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

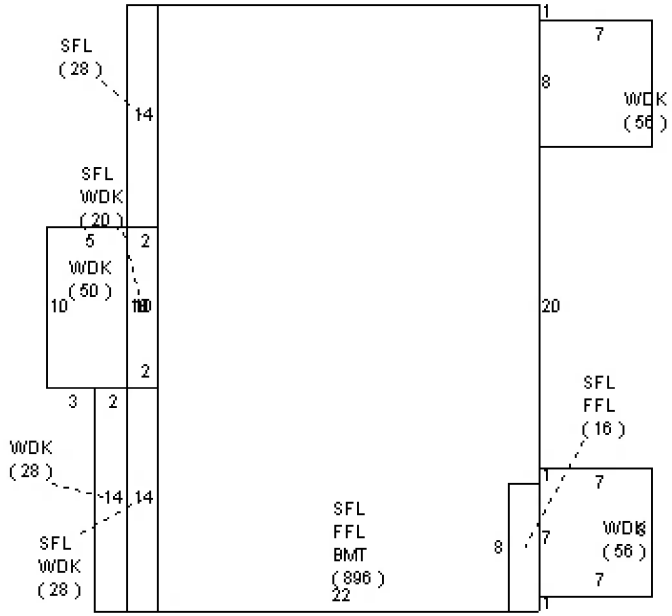
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	165.00
Special Features:	0	Val/Su Net:	125.48
Final Total:	380700	Val/Su SzAd	200.37

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	988	165.000	163,021
FFL	First Floor	912	165.000	150,481
BMT	Basement	896	49.500	44,352
WDK	Deck	238	10.000	2,379

Net Sketched Area:	3,034	Total:	360,233
Size Ad	1900	Gross Are	3034	FinArea	1900
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

060.0-0006-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	